

City Council Introduction: **Monday**, October 29, 2001
Public Hearing: **Monday**, November 5, 2001, at **1:30 p.m.**

Bill No. 01-144

FACTSHEET

TITLE: **CHANGE OF ZONE NO. 3336 (Revised)**, from I-1 Industrial to R-4 Residential and R-7 Residential, requested by Kent Seacrest on behalf of Rex Anderson, on property generally located at 19th & Dudley Streets.

STAFF RECOMMENDATION: Approval

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: Consent Agenda, 10/17/01
Administrative Action: 10/17/01

RECOMMENDATION: Approval (8-0: Carlson, Steward, Hunter, Taylor, Duvall, Newman, Bills and Schwinn voting 'yes'; Krieser absent).

FINDINGS OF FACT:

1. This change of zone request was originally a request from I-1 to R-7. On 9/17/01, a substitute ordinance was considered by the City Council changing the boundaries of the change of zone request for Lots 1, 2 and 3 and Lots 6-12, Wilkensons Subdivision, from I-1 to R-4, and changing the boundaries of the change of zone request for Lots 4 and 5, Wilkensons Subdivision, from I-1 to R-7. This substitute ordinance required public hearing and action by the Planning Commission. Therefore, on 9/24/01, the City Council referred the change of zone request back to the Planning Commission for consideration.
2. The staff recommendation to approve the revised change of zone request is based upon the "Analysis" as set forth on p.4.
3. This revised application was placed on the Consent Agenda of the Planning Commission on October 17, 2001, and opened for public hearing. No one came forward to speak.
4. The record consists of a letter in support from Maurice Baker (p.8).
5. On October 17, 2001, the Planning Commission agreed with the staff recommendation and voted 8-0 to recommend approval.

FACTSHEET PREPARED BY: Jean L. Walker

DATE: October 22, 2001

REVIEWED BY: _____

DATE: October 22, 2001

REFERENCE NUMBER: FS\CC\FSCZ3336a

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Change of Zone #3336 (Referred back to Planning Commission by City Council)
North 19th and Dudley Streets

DATE: September 28, 2001

PROPOSAL: City Council requests that the Planning Commission consider a change of zone from I-1, Industrial to R-4, Residential on lots 1-3 and lots 6-12, Wilkensons Subdivision and from I-1, Industrial to R-7, Residential on lots 4 and 5, Wilkensons Subdivision.

LAND AREA: 1.45 acres, more or less.

CONCLUSION: This project is consistent with the goals and strategies of the Comprehensive Plan.

RECOMMENDATION:

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: Lots 1-12 Wilkensons Subdivision in the North ½ of Section 24 T10N R6E.

LOCATION: 19th and Dudley Street

APPLICANT: Rex Anderson
1328 N. 19th Street
Lincoln, NE 68503

CONTACT: Kent Seacrest
1111 Lincoln Mall, Suite 350
Lincoln, NE 68508
(402)435-6000

EXISTING ZONING: I-1, Industrial

EXISTING LAND USE: Single and Multi-family residential uses.

SURROUNDING LAND USE AND ZONING:

North: I-1 Industrial

South: I-1 Industrial

East: R-4 Residential with single family residential

West: I-1 Industrial

HISTORY:

This area was zoned L, Heavy Industrial District until the zone was changed to I-1, Industrial during the zoning update of 1979.

On **November 25, 1992**, Planning Commission approved Special Permit #1449 which approved the installation of new cement handling equipment over 75 feet in height for a new concrete batching facility on property located at 1822 Y Street.

The Clinton Neighborhood Focus Area Plan was developed by the Urban Development Department with the Clinton Neighborhood Association. A goal of the plan was to reduce land use conflicts by modifying existing zoning boundaries to better reflect residential and industrial areas.

The Antelope Valley Study "The Big Picture", sponsored by the Antelope Valley Advisory Committee, Joint Antelope Valley Authority, City of Lincoln, University of Nebraska-Lincoln and the Lower Platte South Natural Resources District was published on July 17, 2000. A copy of the map has been included in this report.

On **September 17, 2001**, City Council had public hearing and requested Planning Commission consider a change of zone that is more consistent with the existing land uses; R-4, Residential on the single family lots and R-7, Residential on the Multifamily lots.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan of the Comprehensive Plan specifies this area as Industrial. However, this project is in conformance through the Antelope Valley Comprehensive Plan Amendment.

The Antelope Valley Major Reinvestment Roadway has been incorporated into the Comprehensive Plan (page 106). The Comprehensive Plan specifies in existing urban residential areas that there are certain reinvestment needs. A strategy to achieve reinvestment is to;

"Develop a community revitalization plan, followed by a more specific redevelopment plan for the area impacted by the Antelope Valley project to coordinate and maximize reinvestment in the area, including strategies for relocated and affordable housing" (page 50)

A partnership between the City of Lincoln, the Lower Platte South Natural Resources District and the University of Nebraska helped to create in spring of 2000 the Joint Antelope Valley Authority (JAVA). JAVA was created to complete the study phase and facilitate the implementation of the Antelope Valley project, the first phase of which is community revitalization as indicated within the reinvestment strategy.

TRAFFIC ANALYSIS: 19th Street and Dudley Street are both classified as local streets in the Comprehensive Plan.

PUBLIC SERVICE: The nearest fire station is Fire Station #1 located at 1801 Q Street.

ANALYSIS:

1. After the September 17, 2001 public hearing, the City Council requested the Planning Commission consider R-4 for the existing single family lots and R-7, Residential for the two multifamily lots. City Council considered the existing conditions in their request.
2. The Law Department indicated at the City Council public hearing that the change in request must be first heard by Planning Commission for their recommendation.
3. This is a request to change the zone from I1, Industrial to R4, Residential on lots 1-3 and 6-12 and from I1, Industrial to R7, Residential on lots 4 and 5.
4. The split in zones actually preserves the existing housing stock better than the previous proposal, due to an existing multifamily building on Lots 4 and 5. Lots 1-3 and 6-12 are existing single family houses, consistent with the surrounding R4, Residential zoning.
5. The Urban Development Department supports this request.
6. The Public Works & Utilities Department supports this request.
7. The Antelope Valley project suggests this area should be residential.
8. Creating more residential zoning will offset some of the residential potentially displaced by the Antelope Valley project.
9. These lots are outside the Antelope Creek designated 100-year flood plain area.

Prepared by:

Becky Horner
Planner

CHANGE OF ZONE NO. 3336

CONSENT AGENDA

PUBLIC HEARING & ADMINISTRATIVE ACTION

BEFORE PLANNING COMMISSION:

October 17, 2001

Members present: Bills, Carlson, Duvall, Hunter, Newman, Schwinn, Steward and Taylor; Krieser absent.

The Consent Agenda consisted of the following items: **CHANGE OF ZONE NO. 3336; CHANGE OF ZONE NO. 3342; SPECIAL PERMIT NO. 1935; SPECIAL PERMIT NO. 1936; SPECIAL PERMIT NO. 1938; FINAL PLAT NO. 01024, MORNING GLORY ESTATES ADDITION; ANNEXATION NO. 01003; and CHANGE OF ZONE NO. 3314.**

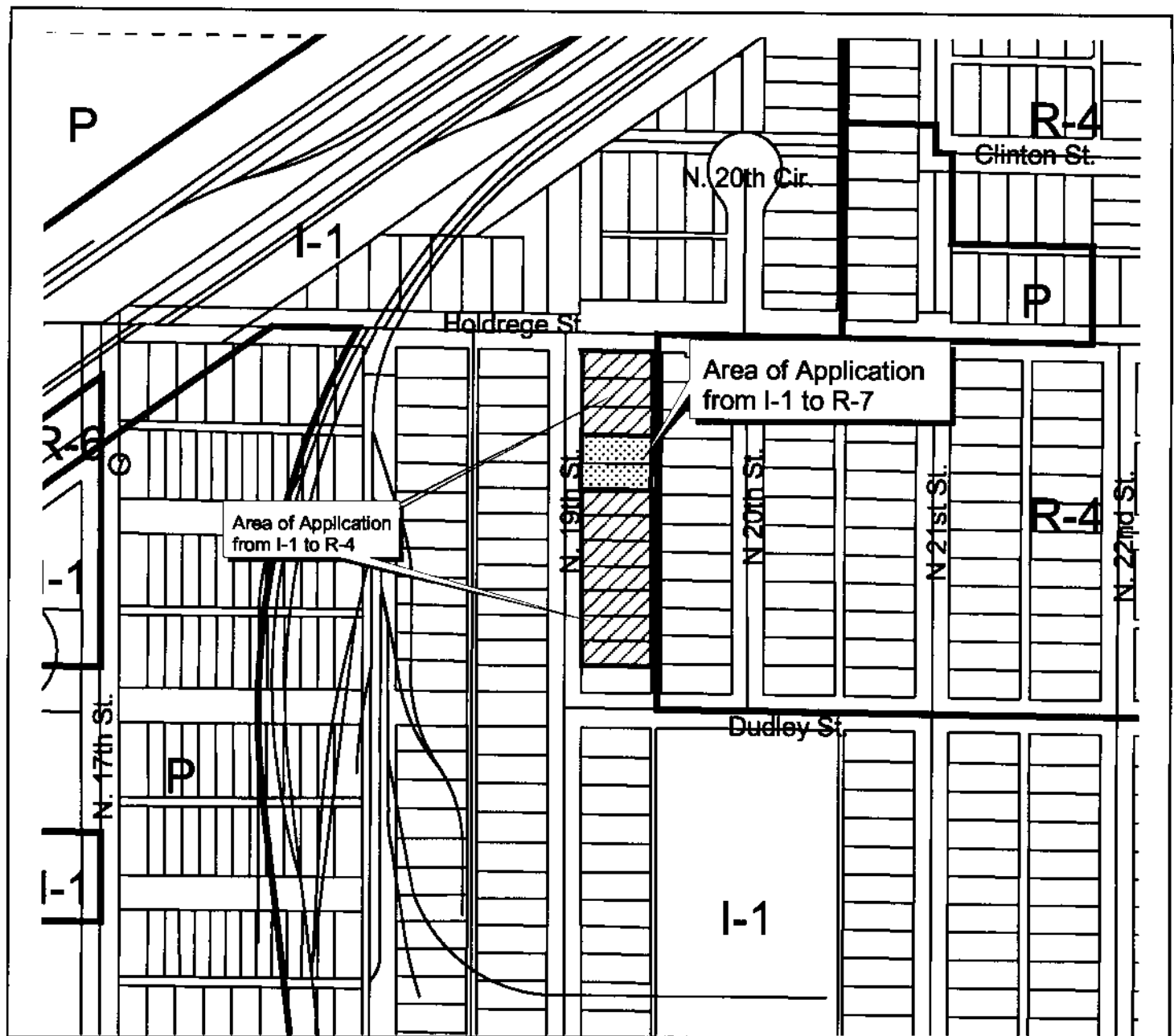
Steward moved to approve the Consent Agenda, seconded by Hunter and carried 8-0: Bills, Carlson, Duvall, Hunter, Newman, Schwinn, Steward and Taylor voting 'yes'; Krieser absent.

Note: This is final action on Special Permit No. 1936; Special Permit No. 1938; and Morning Glory Estates Addition Final Plat No. 01024, unless appealed to the City Council by filing a letter of appeal with the City Clerk within 14 days of the action by the Planning Commission.



**Change of Zone #3336
19th & Dudley St.**



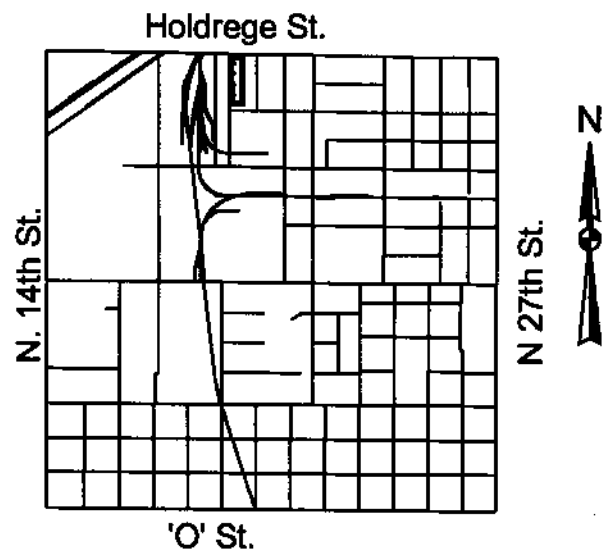
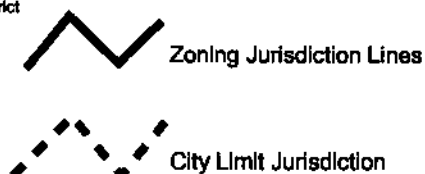


Change of Zone #3336 19th & Dudley St.

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 24 T10N R6E





Maurice Baker
<mbaker35@alltel.net
>

To: plan@ci.lincoln.ne.us
cc:
Subject: Planning Commission Reference #3336-R7

08/20/2001 09:21 PM

I support the request to change the zoning for North 19th from Dudley to Holdrege (#3336-R7) from I-1 to R-7 for the following reasons:

1. The current land use is residential and abuts residential land use on North 20th Street.
2. The current property owners wish to maintain the residential land use.
3. This will add to the Clinton Neighborhood Organizations desire to maintain the community as a residential community and to reduce traffic in the area.
4. The change will enable current property owners to undertake repairs to maintain their property.

Sincerely,

Maurice Baker
3259 Starr Street
464-1864